

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – A.P. (Hyderabad Area) L.A. Rules, 1976 – Conversion of Lease Hold Rights into Free Hold Rights in respect of Non-ISF lands in Hyderabad area on payment of Conversion Charges – Orders –Issued.

REVENUE (ASSIGNMENT.III) DEPARTMENT

G.O.Ms.No. 1340

Dated:21.11.2008

Read the following:

1. G.O. Ms. No.816, Revenue (Assn.III) Department, dated 09.8.1994.
2. From the District Collector, Hyderabad Letter No. C4/4398/2003, dated 20.01.2004.
3. From the Chief Commissioner of Land Administration, AP Hyderabad Letter No. BB2/514/2003, dated 24.04.2004.

ORDER:

In the G.O. 1st read above orders were issued approving the Scheme for conversion of lease hold lands into free hold in the Secunderabad area subject to certain conditions and conversion charges as indicated therein. It has also been ordered that the said Scheme shall be operated for a period of one year from the date of issue of the said order. However, the Scheme was extended for further periods as requested by the Chief Commissioner of Land Administration, AP Hyderabad.

2. In the reference 3rd read above, the Chief Commissioner of Land Administration, Hyderabad, on receipt of report from the District Collector, Hyderabad has submitted proposals for formulation of Scheme for conversion of leased hold rights into free hold rights in respect of Non-ISF lands in Hyderabad area on the analogy of orders issued in G.O. Ms. No. 816, Revenue (Assn.III) Department, dated 9.8.1994.

3. The Government after careful examination of the proposals of the Special Chief Secretary and Chief Commissioner of Land Administration, Hyderabad hereby approve the following Scheme for conversion of lease hold lands into free hold in respect of Non-ISF

P.T.O

lands in Hyderabad area on payment of conversion charges, as detailed below:

Sl. No.	Extent	% of Basic Value
	Residential	
(a)	Leases with extent less than 200 square yards	10% of the basic value
(b)	Leases with extents from 201 to 500 Square Yards	15% of the basic value
(c)	Leases between 501 to 1000 Square Yards	20% of the basic value
(d)	Above 1000 Square Yards	25% of the basic value
	Commercial	
(a)	Leases with extent less than 200 square yards	15% of the basic value
(b)	Leases with extents from 201 to 500 Square Yards	20% of the basic value
(c)	Leases between 501 to 1000 Square Yards	30% of the basic value

4. The Scheme shall be optional and valid for one year from the date of issue of this Order.

5. The Scheme sanctioned in para 3 above shall be subject to the following conditions.

- (i) No conversion charges shall be levied for the leases covered by Government / Charitable Institutions.
- (ii) In cases where the Trustees / Committees of the Temples / Mosques etc. concerned opt in favour of free hold, the rates as applicable to the residential leases shall be charged.
- (iii) In case of Educational Institutions such as Schools and Libraries, Nursing Homes, Hospitals / Clinics, the rates as applicable to the residential leases shall be levied. The Government may, however, reserve the option to waive part / full conversion charges if they so desire basing on the service extended by such Institutions.

Contd..3.

- (iv) In case of residences which were converted into commercial purposes such as commercial complexes / Flats in violation of lease conditions, the rates applicable for commercial purposes as decided by the Special CS and CCLA Hyderabad.
- (v) In case of Buildings constructed in the leased lands without sanction of Building Plan by the G.H.M.C., an amount equal to 10% of Conversion Charges shall be levied as penalty.

6. The Special Chief Secretary and Chief Commissioner of Land Administration, A.P. Hyderabad shall take necessary further action on the applications received for conversion of Lease hold rights into Free hold rights up to the extent 500 Square Yards and below. In respect of applications above the extent 501 Square Yards shall be submitted to Government along with record of enquiry for consideration and approval.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

M.SAMUEL,

PRL.SECRETARY TO GOVERNEMENT

To

The Special Chief Secretary & Chief Commissioner
of Land Administration, Hyderabad.

The District Collector, Hyderabad.

The Accountant General, A.P. Hyderabad.

Copy to:

The Fin. (Expr. Rev) Department.

The G A (Cabinet) Department.

All Assignments Sections in Revenue Department.

The Estate Officer – Hyderabad.

The Estate Officer – Sec'bad.

Prl. Secretary to C.M.

P.S to M (Revenue)

P.S to Prl. Secretary (Revenue)

SF / SC.

//Forwarded: by order//

SECTION OFFICER